

## \$249,900 - 3f Clareview Village, Edmonton

MLS® #E4442748

**\$249,900**

3 Bedroom, 1.50 Bathroom, 989 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Fully renovated townhouse with low condo fees? Yes, please! This 3 bedroom, 1.5 bathroom townhouse was renovated top to bottom! Enjoy entertaining family and friends in the spacious living room while you prepare treats in a brand new kitchen. Soak in the evening sun on those warm summer days in your West facing fenced yard. With 3 spacious bedrooms and a fully finished basement, you will have plenty of room for the growing family. Located in Belmont, you are surrounded by multiple parks - Hermitage, Kernohan, Belmont, Kennedale - just to name a few. With easy access to the Yellowhead to the South and Anthony Henday to the North, you'll have easy access to the entire Capital City. This property needs to be seen in person to be fully appreciated! Welcome home!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442748  |
| Price          | \$249,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 989       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1976              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3f Clareview Village |
| Area        | Edmonton             |
| Subdivision | Belmont              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 3P2              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 3                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                   |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stucco, Vinyl                   |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 35         |
| Condo Fee      | \$328           |

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